Jennings Design Associates
Architects

Design & Access Statement

Name & address of site:	**19 Elm Rd Didsbury Manchester M20 2XD**	**Date:**	**8th December 2008**

Contact details

	Applicants name		Agents name
Name:	Mr A Brahma	Name:	Jennings Design Associates
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Description of development

Construction of 2 storey extension to rear of detached property; basement and attic conversion

Design standards and guidance followed

Approved Document M (2004):	x
BS8300 (2001):	x
Other (please detail below):	x
Manchester Council UDP	x

Philosophy and approach

Examples of specific design proposals that reflect our commitment include:

- Min 850mm clear openings provided to entrance doors
- Adequate space provided in circulation area for wheelchair turning circles
- The above development has been designed fully in accordance with Approved Document Part M including new ambulant disabled stair from first to second floor

Constraints and Opportunities

Site:

The site is located on Elm rd, a subsidiary road of main arterial route through Didsbury - Barlow Moor Rd. The area is predominantly residential. Elm Rd itself, consists of a number of detached, executive properties and sits in a residential area, although inter mixed with some commercial property.

The property is of traditional construction with rendered walls, brick quoin detail and a steep pitch tiled roof.

The main access to the property is via Elm Rd. From the main point of entry to the applicants site, there is parking for 2 -3 vehicles. Access to the rear garden directly via the front of the property.

To the north west and north east of the site, there is a multi function sports hall with a number of external tennis courts. To the south east, there are a number of residential properties. To the west, a brick five storey office building is predominant.

Identifiable Design Principles.

Key Constraints:

- Property is set in a conservation area

Key Opportunities:

- Secluded area for extension
- Limited privacy distance issues
- Enhanced floor space whilst retaining period features of the property

Design Solutions

The design solution shows a two storey extension, tying in with the existing two storey projection to the rear. The existing basement is to be extended with a secondary emergency exit to the rear. The staircase will terminate under the proposed decking with an access hatch. The stair is for emergency use only. Access will be via the existing stair and basement.

Government policy in Planning Policy Guidance Note 15 “Planning and the Historic Environment” has been met with the preservation of the existing buildings and enhancement of its period features, whilst enhancing the appearance and amenity of the facility and the local environment through high quality respectful new build extension.

To maintain the architectural appearance of the property, the gable to the outrigger has been copied over the new extension. The junction between the two will be formed by a traditional valley gutter.

The Georgian architecture will be maintained by transposing the existing fenestration design to the new fenestration. Opening sizes have been designed to match existing In order to maintain the Georgian architecture.

The feature brick quoins on the existing building will be adopted on the proposed extension. Roofing materials are to match existing whilst the rendering will blend in with existing.